

YARRA PLANNING SCHEME

AMENDMENT C310yara

EXPLANATORY REPORT

Who is the planning authority?

Amendment C310yara has been prepared by the Minister of Planning, who is the planning authority for this amendment. The amendment has been prepared at the request of Urbis Pty Ltd.

Land affected by the Amendment

Amendment C310yara applies to land at 81-89 Rupert Street, Collingwood, which is shown on the figure below. The land is described as Lot 1 on Title Plan 885083R, Volume 06598 and Folio 506. The land is affected by the schedule to Clause 45.12 'Specific Controls Overlay' of the Yarra Planning Scheme (the scheme) and identified at SCO13.



What the amendment does

Amendment C310yara amends the incorporated document originally approved under Amendment C283yara, titled 'Walk Up Village, 81-89 Rupert Street, Collingwood – August 2020'. The amended incorporated document is to be replaced with a revised incorporated document, 'Walk Up Village, 81-89 Rupert Street, Collingwood – July 2022'. The amendment facilitates the change of the residential hotel use with office and retail (shop and food and drink premises) and associated amendments to the endorsed plans, including revisions to the façade presentation and materials.

The amendment retains the originally approved building envelope and will continue to comprise the development of a thirteen-storey (inclusive of mezzanine levels and with basement level), mixed-use building containing retail, offices, cinema, restaurant, art and craft centre, art gallery, and restricted recreation

facilities, along with basement car parking and other services.

Specifically, the amendment:

- Amends the Incorporated Document titled 'Walk Up Village, 81-89 Rupert Street, Collingwood – August 2020' by:
 - Amending the title to 'Walk Up Village, 81-89 Rupert Street, Collingwood – July 2022';
 - Deleting the provision for Residential Hotel and Community Meeting Facilities use;
 - Updating reference dates to reflect the amended plans and technical documentation
 - Amending the following conditions:
 - Condition 6.1 – deletion of detailed conditions (a-n).
 - Condition 6.12 – amended to condition d) to remove the reference to residential visitors.
 - Conditions 6.19-6.22 & 6.26 – Deletion of acoustic report conditions.
 - Condition 6.30-6.32 – Deletion of Residential Hotel Management Plan requirement.
 - Condition 6.37 – updates the restaurant / food and drink premises patron numbers.
 - Condition 6.39 – updates the restricted recreation patron numbers.
- Amends the Schedule to Clause 45.12 'Specific Controls Overlay', to amend the reference date of the incorporated document to read 'Walk Up Village, 81-89 Rupert Street, Collingwood – July 2022'.
- Amends the Schedule to Clause 72.04 'Documents Incorporated in this Planning Scheme' of the scheme by updating the reference date of the incorporated document to read 'Walk Up Village, 81-89 Rupert Street, Collingwood – July 2022'.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to facilitate a change of use to the approved Walk Up Village development. The change of use seeks to delete the residential hotel and community meeting facilities uses from the approved plans and Incorporated Document. This area will be replaced with additional office and retail space. Other amendments to the proposal involve the change of design and materiality of the southern building's podium and tower. The minor design revisions will reflect the new material and revised internal uses.

Broadly, the proposal is to remain generally as approved, as a thirteen-storey, mixed- use development containing retail, offices, cinema, restaurant, art and craft centre, art gallery and restricted recreation facilities, along with basement car parking and other services. The amendment will facilitate the project by removing the residential hotel use from the Incorporated Document. It is proposed to amend this document and insert the revised incorporated document 'Walk Up Village, 81-89 Rupert Street, Collingwood – July 2022', which stipulates conditions for the use and development of the site.

The amendment will allow for construction to be fast-tracked on the basis that it will assist in stimulating the economy and create jobs. The project is identified as a Priority Project given that it is shovel ready and provides over 11,942 square metres of office floor space, making up 66% of the total gross floor area of the development. These outcomes will inject investment and jobs into the Victorian economy which is a priority in the current economic circumstances caused by the coronavirus (COVID-19) pandemic.

How does the Amendment implement the objectives of planning in Victoria?

Key objectives of planning in Victoria outlined in section 4(1) of the *Planning and Environment Act 1987* (the Act) are:

- a) *'to provide for the fair, orderly, economic and sustainable use, and development of land'*,
- b) *'to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria'*,
- c) *'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value'*,

- d) 'to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e)' and
- e) 'to balance the present and future interests of all Victorians'.

The amendment will facilitate the delivery of the Walk Up Village, which contains retail, offices, cinema, restaurant, art and craft centre, art gallery and restricted recreation facilities across a thirteen-storey building. The project seeks to maximise the potential of the land with a range of commercial and community uses, balanced with maintaining reasonable amenity values for adjoining and surrounding sites. The amended project will continue to contribute to Victoria's working environment with a range of new employment activities, including affordable floorspace, and contributes to Victoria's living and recreational environment with new and accessible public spaces, including a laneway and rooftop garden, as well as by supporting artistic and cultural life. The project intends to positively respond to the character of the area and to enhance the public realm. Overall, the project aims to achieve a net community benefit for current and future generations.

How does the Amendment address any environmental, social and economic effects?

The amendment will facilitate the delivery of a development that will stimulate the Victorian economy during its recovery from the Coronavirus pandemic. The project includes retail, offices, cinema, restaurant, art and craft centre, art gallery and restricted recreation facilities. This involves an estimated capital expenditure of \$95 million with the creation of approximately 200 construction jobs and over 800 ongoing jobs.

Given the lasting economic circumstances created by the coronavirus pandemic, stimulus of the Victorian economy with priority sector uses is required. Delays in facilitating the development would stand in the way of realising its economic and social benefits, which include investment and job creation. The use of the development facilitation program would bring forward the investment and job creation in a circumstance where it is urgently required.

The economic and social benefits to Victorians that flow from the development, both presently and in the future, is in the interest of Victorians and achieves a net community benefit.

Does the Amendment address relevant bushfire risk?

The land is not within a bushfire risk area.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment has been prepared in accordance with the *Ministerial Direction – The Form and Content of Planning Schemes* under section 7(5) of the PE Act.

The amendment complies with *Ministerial Direction No. 9 Metropolitan Planning Strategy* as it facilitates the development of the site in accordance with the directions contained within *Plan Melbourne: 2017- 2050*. Specifically, the amendment supports:

- Outcome 1: by attracting investment, supporting innovation and creating jobs.
- Outcome 3: by maximising development alongside Melbourne's integrated transport system and connecting people to jobs and services.
- Outcome 4: by facilitating a development with quality design and amenity outcomes and contributing towards Melbourne's distinctiveness and liveability.
- Outcome 5: by delivering a project that will contribute towards an inclusive, vibrant and healthy neighbourhood.
- Outcome 6: by promoting Melbourne as a sustainable and resilient city.

The amendment addresses the required strategic assessment guidelines in accordance with *Ministerial Direction No.11 Strategic Assessment of Amendments*.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

Clause 11 – Settlement

The amended development responds to the needs of existing and future communities through the provision of employment, open space, as well as other commercial and community facilities.

Clause 13 – Environmental Risks and Amenity

The amended development will continue to minimise amenity conflicts and protect community wellbeing while facilitating appropriate uses with acceptable off-site impacts. This includes controlling noise effects on sensitive land uses.

Clause 15 – Built environment and heritage

The amended development will continue to provide a high-quality urban design outcome that positively responds to the surrounding character and context.

Clause 17 – Economic development

The amended development will enhance the contribution to the economic wellbeing of the state and foster economic growth with a variety of commercial activities, including affordable floorspace. The development will strengthen and diversify the economy by providing additional employment and improving access to jobs closer to where people live.

Clause 18 – Transport

The amended development continues to be supported by the existing transport system, such that it provides access to social and economic opportunities and contributes to environmental sustainability. The employment and community outcomes are well supported by public transport as well as by walking and cycling opportunities that are safe and attractive.

Clause 19 – Infrastructure

The amended development will continue to contribute to a strong cultural environment. The development includes a range of arts, cultural and entertainment facilities, including a cinema and restaurants, in a location that is well served by public transport. Further, the development provides access to social and cultural infrastructure that is highly accessible and provided in an innovative manner.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Consistent with the policy objectives of the Municipal Strategic Statement and Local Planning Policy Framework, the amendments to the approved scheme will align with relevant clauses through:

- Increasing the number and diversity of local employment opportunities (Clause 21.04-3).
- Providing accessible community services that meet the needs of a diverse and changing community (Clause 21.04-4).
- Establishing a linked open space network that meets existing and future community needs (Clause 21.04-5).
- Protecting and enhancing Yarra's heritage places (Clause 21.05-1).
- Reinforcing the existing urban framework of Yarra; retaining Yarra's identity as a low-rise urban form with pockets of higher development; retaining and enhancing Yarra's fine grain street pattern; creating an inner city environment with landscaped beauty; ensuring that new development contributes positively to Yarra's urban fabric; and encouraging the provision of universal access in new development (Clause 21.05-2).
- Providing a public environment that encourages community interaction and activity (Clause 21.05-4).
- Providing safe and convenient pedestrian and bicycle environments (Clause 21.06-1).
- Facilitating public transport usage (Clause 21.06-2).
- Reducing the reliance on the private motor car and the impact of traffic (Clause 21.06-3).

- Promoting environmentally sustainable development (Clause 21.07-1).

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions to facilitate the project, specifically Clause 45.12 and Clause 72.04. Amending the schedule to these controls enables minor amendments to delete a particular use from the existing incorporated document associated with Schedule 13 to the Specific Controls Overlay. The specific controls in this amendment are set out in the amended incorporated document and allow the use and development of the relevant land for the project, in accordance with the updated conditions in the incorporated document.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies will be considered as part of the amendment preparation process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is consistent with the vision for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

Resource and administrative costs

It is not anticipated the amendment will have a significant administrative impact on the responsible authority.

Where you may inspect this Amendment

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
81-89 Rupert Street, Collingwood	Lot 1 on Title Plan 885083R, Volume 06598 and Folio 506	SCO13 on Map 6SCO

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